

JUL 15 4 09 PM 1968

BOOK 1097 PAGE 407

OLLIE FARNSWORTH  
R.M.C.



First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

A. J. PRINCE (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of

Twelve Thousand and No/100----- DOLLARS  
(\$ 12,000.00 ), with interest thereon at the rate of seven per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 25 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for Advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Western side of Kenmore Drive, in Gantt Township, being shown and designated as Lot No. 99 and the Southern one-half of Lot No. 98 on a Plat of ROCKVALE, Section 1, made by J. Mac Richardson, Surveyor, dated October, 1958, recorded in the RMC Office for Greenville County, S. C., in Plat Book QQ, page 108, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Western side of Kenmore Drive at the joint front corners of Lots Nos. 99 and 100, and running thence along the Western side of Kenmore Drive, N. 0-50 E., 112.68 feet to a point in the center of Lot No. 98; thence a new line through the center of Lot No. 98, S. 88-02 W., approximately 288.6 feet to an iron pin in the center of the rear line of Lot No. 98; thence S. 1-58 E., 112.5 feet to an iron pin at the joint rear corners of Lots Nos. 99 and 100; thence along the common line of said Lots, N. 88-02 E., 283 feet to an iron pin on Kenmore Drive, the point of beginning.

Provided, however, that ten (10) years after the 10th day of the month following the completion, to the satisfaction of the Mortgagee of improvements to be constructed on the above described real estate, or twelve (12) months from date, whichever shall be earlier, the interest on the principal balance due on the note which this mortgage secures shall be at the rate of six and three-fourths percent (6 & 3/4%) in lieu of seven percent (7%) per annum as hereinabove provided, and the monthly installments due on said note shall be adjusted as therein more fully provided.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

*Read and full & satisfied by Security Federal Savings & Loan Assoc. the 15th day of July 1968. Ollie Farnsworth, Mortgagor.*

RECORDED AND INDEXED BY RECORDS  
SECTION 10  
GREENVILLE COUNTY, S. C.  
JUL 15 1968